



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, November 15, 2021 Meeting

Presented for approval: December 6, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday November 15, 2021 at Westfield City Hall.

Active Links for this Meeting:

[November 15, 2021 BZA Agenda & Exhibits](#)

[November 1, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:01

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: None

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- November 1, 2021 APC Minutes.

Motion: McCarty motioned to approve the November 1, 2021 APC minutes as presented. Spoljaric seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2111-ODP-24

2111-SPP-24

Waiver

YouTube Time: 2:30

Sycamore Glen

South of & adjacent to 159th St & west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff Presentation/Commission Comments/Petitioner Responses.

Motion: Kelleher motioned to approve the waiver for 2111-ODP-24 & 2111-SPP-24.

Deck seconded. Motion passed. Vote 9-0.

Motion: McCarty motioned to approve 2111-ODP-24 & 2111-SPP-24 subject to the conditions stated in the motion.

Kelleher seconded. Motion passed. Vote 9-0.

Plan Commission

Order 21-02

YouTube Time: 9:45

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Eagletown Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Legal Counsel Presentation on Plan Commission Orders 21-02, 21-03, and 21-04.

Motion: Maue motioned to approve Plan Commission Order 21-02.

Schmitz seconded. Motion passed. Vote 9-0.

Plan Commission

Order 21-03

YouTube Time: 16:01

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution revising the Aurora allocation areas of the East Side Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Motion: McCarty motioned to approve Plan Commission Order 21-03.

Burkman seconded. Motion passed. Vote 9-0.

Plan Commission

Order 21-04

YouTube Time: 16:43

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to terminate and dissolve the Lantern Commons Allocation Area of the Lantern Commons Economic Development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Motion: Kelleher motioned to approve Plan Commission Order 21-04.

Deck seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

Agendas for all City meetings are updated and available at our website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 &

2108-SPP-18

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21

[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22

[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-26

[CONTINUED]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2111-PUD-27

[CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2111-PUD-28
[CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2111-PUD-27
[CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

2111-PUD-28
[CONTINUED]

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East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

PLAN COMMISSION MEMBER TRAINING IN PERSON SESSION (NOT RECORDED)

REPORTS/COMMENTS

YouTube Time: 17:53

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. Deck seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 10:09 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary